

98TH CONGRESS  
1ST SESSION

# H. R. 630

To establish public buildings policies for the Federal Government, to establish the Public Buildings Service in the General Services Administration, and for other purposes.

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## IN THE HOUSE OF REPRESENTATIVES

JANUARY 6, 1983

Mr. LEVITAS introduced the following bill; which was referred to the Committee on Public Works and Transportation

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## A BILL

To establish public buildings policies for the Federal Government, to establish the Public Buildings Service in the General Services Administration, and for other purposes.

1       *Be it enacted by the Senate and House of Representa-*  
2       *tives of the United States of America in Congress assembled,*  
3       That this Act may be cited as the "Public Buildings Act  
4       Amendments of 1983".

5       SEC. 2. (a) Section 3 of the Public Buildings Act of  
6       1959 (40 U.S.C. 602) is amended by striking out "The" and  
7       inserting in lieu thereof "Subject to the provisions of this Act  
8       (including annual authorization required by section 11(b) of  
9       this Act), the".

1       (b) Subsection (a) of section 4 of the Public Buildings  
2 Act of 1959 (40 U.S.C. 603(a)) is amended by striking out  
3 "The" and inserting in lieu thereof "Subject to annual au-  
4 thorization required by section 11(b) of this Act, the" and by  
5 adding at the end thereof the following new sentence: "Sub-  
6 ject to annual authorization required by section 11(b) of this  
7 Act, the Administrator is authorized to carry out preliminary  
8 engineering and design for the alteration of a public building,  
9 whether or not such alteration has been authorized under this  
10 Act."

11       (c) Subsection (b) of section 4 of the Public Buildings  
12 Act of 1959 (40 U.S.C. 603(b)) is amended by striking out  
13 "\$500,000" and inserting in lieu thereof "\$1,000,000 (ad-  
14 justed in accordance with section 21 of this Act)", by insert-  
15 ing "(1)" after "(b)", and by adding at the end thereof the  
16 following new paragraph:

17       "(2) Notwithstanding any other provision of this Act, no  
18 public building shall be acquired by the Administrator by ex-  
19 change if the current independently appraised total value of  
20 either the property to be acquired or exchanged exceeds  
21 \$1,000,000 (adjusted in accordance with section 21 of this  
22 Act) and such exchange has not been approved by resolutions  
23 adopted by the Committee on Environment and Public  
24 Works of the Senate and the Committee on Public Works  
25 and Transportation of the House of Representatives."

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1       (d) Section 5(a) of the Public Buildings Act of 1959 (40  
2 U.S.C. 604(a)) is amended by striking out "The Administra-  
3 tor is authorized" and inserting in lieu thereof "Subject to  
4 annual authorization required by section 11(b) of this Act, the  
5 Administrator is authorized (1)" and by striking out "author-  
6 ized to be constructed or altered under this Act.", and insert-  
7 ing in lieu thereof the following: "under this Act, and (2) to  
8 acquire, by purchase, options to buy any land which the Ad-  
9 ministrator determines may be necessary to carry out this  
10 Act, whether or not the construction or alteration of the  
11 public building has been authorized under this Act. After ac-  
12 quisition of any land, interest in land, or an option to buy  
13 land under this subsection, subject to annual authorization  
14 required by section 11(b) of this Act, the Administrator is  
15 authorized to carry out preliminary engineering and design  
16 for a project on such land, whether or not such project has  
17 been authorized under this Act."

18       (e) Section 6 of the Public Buildings Act of 1959 (40  
19 U.S.C. 605) is amended in subsection (a) by striking out  
20 "Whenever" and inserting in lieu thereof "Subject to annual  
21 authorization required by section 11(b) of this Act, when-  
22 ever" and in subsection (b) by inserting after "another" the  
23 following: "subject to annual authorization required by sec-  
24 tion 11(b) of this Act".

1       SEC. 3. (a)(1) Section 7(a) of the Public Buildings Act of  
2 1959 (40 U.S.C. 606(a)) is amended by striking out  
3 "\$500,000" each place it appears and inserting in lieu there-  
4 of "\$1,000,000 (adjusted in accordance with section 21 of  
5 this Act)" and by inserting after the second sentence the fol-  
6 lowing new sentence: "No appropriation shall be made to  
7 lease space in any building if the average annual rent to be  
8 paid for that space, when added to the average annual rent  
9 paid for all other space in that building leased by the United  
10 States, results in an average annual rental rate of more than  
11 \$1,000,000 (adjusted in accordance with section 21 of this  
12 Act) unless such lease has been approved by resolutions  
13 adopted by the Committee on Environment and Public  
14 Works of the Senate and the Committee on Public Works  
15 and Transportation of the House of Representatives."

16       (2) Such section is further amended in paragraph (1) by  
17 striking out "brief description" and inserting in lieu thereof  
18 the "detailed description" and by striking out paragraph (5)  
19 and inserting in lieu thereof the following new paragraph:

20               "(5) a statement by the Administrator of the eco-  
21 nomic and other justifications for not acquiring and uti-  
22 lizing space in buildings of historic, architectural, or  
23 cultural significance under section 102(a)(1) of the  
24 Public Buildings Cooperative Use Act of 1976; and".

1       (b) Subsection (b) of section 7 of the Public Buildings  
2 Act of 1959 (40 U.S.C. 606(b)) is amended by inserting "(1)"  
3 after "(b)" and by adding at the end thereof the following  
4 new paragraph:

5       "(2) Notwithstanding any other provision of this Act,  
6 the amount of space to be provided by any construction pro-  
7 ject approved under this section shall not be reduced by more  
8 than 10 per centum of the amount of space so approved if the  
9 proposed reduction has not been approved by resolutions  
10 adopted by the Committee on Environment and Public  
11 Works of the Senate and the Committee on Public Works  
12 and Transportation of the House of Representatives."

13       (c) Section 7 of the Public Buildings Act of 1959 (40  
14 U.S.C. 606) is further amended by adding at the end thereof  
15 the following new subsections:

16       "(e) Whenever the Administrator determines that the  
17 best interest of the United States will be served, the Admin-  
18 istrator is authorized to issue obligations for purchase by the  
19 Secretary of the Treasury, to the extent authorized in annual  
20 appropriation Acts, in amounts necessary to finance the ac-  
21 quisition or construction of any public building. The obliga-  
22 tions issued shall be upon such terms and conditions as may  
23 be prescribed by the Secretary of the Treasury, taking into  
24 account that repayments shall not begin until the building is  
25 ready for occupancy and shall not extend beyond the useful

1 life of the building but in no case for more than thirty years  
2 from the date of the initial repayment. Such obligations shall  
3 bear interest at a rate determined by the Secretary taking  
4 into consideration the average market yield on outstanding  
5 marketable obligations of the United States of comparable  
6 maturity. No funds for public building acquisition or construc-  
7 tion authorized by this section may be appropriated if such  
8 construction or acquisition has not been approved by resolu-  
9 tions adopted by the Committees on Environment and Public  
10 Works of the Senate and Public Works and Transportation of  
11 the House of Representatives.

12       “(f) Whenever the cost of a proposed alteration (other  
13 than an alteration to which subsection (a) of this section ap-  
14 plies) to a building, or part thereof, which is under lease by  
15 the United States for use for a public purpose would, when  
16 added to the cost of all other alterations made to such build-  
17 ing or part thereof during the term of the lease (including  
18 extensions, amendments, or supplements) which have been  
19 paid for by the United States, exceed \$500,000 (adjusted in  
20 accordance with section 21 of this Act), the Administrator  
21 shall make a report of such proposed alteration to the Com-  
22 mittee on Environment and Public Works of the Senate and  
23 the Committee on Public Works and Transportation of the  
24 House of Representatives. Such alteration shall not be made  
25 if either such committee disapproves the alteration during the

1 thirty-day period beginning on the date on which such report  
2 has been submitted to both such committees.

3 “(g) Notwithstanding any other provision of this Act,  
4 the Administrator may not lease any space to accommo-  
5 date—

6 “(1) major computer operations;

7 “(2) secure or sensitive activities related to the  
8 national defense or security, except in any case in  
9 which it would be inappropriate to locate such activi-  
10 ties in a public building or other facility identified with  
11 the United States Government;

12 “(3) offices which would require major alterations  
13 in the structure or mechanical system of the building to  
14 be leased; or

15 “(4) a permanent courtroom, judicial chamber, or  
16 administrative office for any United States court;

17 except that the Administrator may lease such space if the  
18 Administrator first determines, for reasons set forth in writ-  
19 ing, that leasing such space is necessary to meet require-  
20 ments which cannot be met in public buildings and submits  
21 such reasons to the Committee on Environment and Public  
22 Works of the Senate and the Committee on Public Works  
23 and Transportation of the House of Representatives.

24 “(h)(1) The Administrator shall publicly solicit competi-  
25 tive offers or bids to procure space by lease for the Federal

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1 **Government. Each such solicitation shall specify any special**  
2 **requirements of building design, configuration, or location.**

3       “(2) In evaluating offers and bids under this subsection,  
4 the Administrator shall take into account proposed rental  
5 costs and services offered, overall quality, design, and safety  
6 of the buildings, energy efficiency, and their relative conform-  
7 ity to the requirements of this section and section 22 of this  
8 Act and section 10 of the Public Buildings Act Amendments  
9 of 1983.

10       “(i) The Administrator shall provide a copy of the lease  
11 agreement entered into between the Federal Government  
12 and the owner of each leased building, and subsequent addi-  
13 tions or revisions to the lease agreement, to the highest rank-  
14 ing official in the leased building of each Federal agency oc-  
15 cupying space in the building.

16       “(j)(1) Any decision by the Administrator to locate or  
17 relocate an office of a Federal agency in an area shall be  
18 made after early and effective consultation with local elected  
19 officials in such area and the head of such Federal agency. In  
20 locating or relocating a Federal agency office within a metro-  
21 politan area, the Administrator shall give preference to dis-  
22 tressed areas identified by local officials in redevelopment  
23 plans or other appropriate plans and shall take into account,  
24 among other factors, the following:



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1           “(A) the geographic location of the population to  
2       be served;

3           “(B) the appropriateness of the location with re-  
4       spect to the service being rendered;

5           “(C) the availability of public transportation; and

6           “(D) the availability of existing or planned hous-  
7       ing which is adequate to meet the needs of present and  
8       prospective Federal employees and is available on a  
9       nondiscriminatory basis.

10          “(2) Whenever the Administrator proposes or receives a  
11       request to relocate an office of a Federal agency from one  
12       place within a metropolitan area (as defined by the Adminis-  
13       trator in regulations) to another place within such area and  
14       the rental costs of such other place, when added to the  
15       amount determined by dividing the cost of relocating to such  
16       other place by the term of the lease to be entered into for  
17       such other place, exceed by more than 10 per centum the  
18       costs of remaining at the current location, the Administrator  
19       shall submit a report of such proposed relocation to the Com-  
20       mittee on Public Works and Transportation of the House of  
21       Representatives and the Committee on Environment and  
22       Public Works of the Senate. The Administrator shall not  
23       carry out such relocation before the thirtieth day following  
24       the date on which such report has been submitted to each  
25       such committee.”.

1       (d) Section 10(a) of the Public Buildings Act of 1959 (40  
2 U.S.C. 609(a)) is amended by striking out “The” and insert-  
3 ing in lieu thereof “Subject to annual authorization required  
4 by section 11(b) of this Act, the”.

5       (e) The Public Buildings Act of 1959 is amended by  
6 striking out “Committee on Public Works of the Senate and  
7 House of Representatives” and “Committee on Public Works  
8 of the Senate or House of Representatives” wherever they  
9 appear and inserting in lieu thereof at each such place “Com-  
10 mittee on Environment and Public Works of the Senate and  
11 the Committee on Public Works and Transportation of the  
12 House of Representatives” and “Committee on Environment  
13 and Public Works of the Senate or the Committee on Public  
14 Works and Transportation of the House of Representatives”,  
15 respectively.

16       SEC. 4. (a) Subsection (a) of section 11 of the Public  
17 Buildings Act of 1959 (40 U.S.C. 610(a)) is amended by  
18 adding at the end thereof the following new sentence: “Such  
19 report shall include, but is not limited to—

20               “(1) an inventory of all public buildings, including  
21 for each building its location and the amount of space  
22 and number of employees assigned to each Federal  
23 agency;

24               “(2) an inventory of locations of Federal agency  
25 offices in leased buildings, including for each leased lo-

1 cation its annual leasing costs, total expected leasing  
2 costs over the remaining term of the lease, and the  
3 amount of space and number of employees assigned to  
4 each Federal agency;

5 “(3) a list of leases with respect to which waivers  
6 have been made under section 5 of the Public Build-  
7 ings Act Amendments of 1983;

8 “(4) a list of leases and lease renewals executed;

9 “(5) a list of delegations of authority made by the  
10 Administrator pursuant to section 15 of this Act;

11 “(6) a report on activities undertaken pursuant to  
12 section 210(a)(6) of the Federal Property and Adminis-  
13 trative Services Act of 1949 or by transfer of funds  
14 from any Federal agency;

15 “(7) a list of projects for which preliminary engi-  
16 neering and design have been carried out under this  
17 Act and the cost of the preliminary engineering and  
18 design for each of such projects; and

19 “(8) a list of options to buy land acquired under  
20 this Act, including their cost and status.”.

21 (b) Section 11 of the Public Buildings Act of 1959 (40  
22 U.S.C. 610) is amended by redesignating subsection (b) (and  
23 any references thereto) as subsection (f) and by inserting after  
24 subsection (a) the following new subsections:

1       “(b)(1) The Administrator shall submit to Congress, not  
2 later than the fifteenth day after Congress convenes each  
3 year, a program, for the first fiscal year beginning after such  
4 date, of projects and actions which the Administrator deems  
5 necessary to carry out his duties under this Act. Such pro-  
6 gram shall include, but not be limited to, the following:

7               “(A) a plan for accommodating the public building  
8 needs of the United States for such fiscal year and the  
9 next succeeding five fiscal years;

10              “(B) a list, in priority order, of construction, alter-  
11 ation, and acquisition projects for which authorization  
12 is requested for such fiscal year, including a description  
13 of the project and the number of square feet of space  
14 involved;

15              “(C) a list, in priority order, of lease and lease re-  
16 newals for which authorization is requested for such  
17 fiscal year;

18              “(D) a list of all public buildings proposed in such  
19 fiscal year to be vacated in whole or in part, to be ex-  
20 changed for other property, or to be disposed of;

21              “(E) a proposed budget for such fiscal year for the  
22 Public Buildings Service (including but not limited to a  
23 proposed budget for such fiscal year for the repair and  
24 maintenance of public buildings and the total amount of

1 funds proposed to be expended by the Administrator  
2 for leasing space in such fiscal year);

3 “(F) a description of how the projects and leases  
4 included in the program, separately and together, con-  
5 form to the provisions of this Act and the estimated  
6 annual and total cost of each project and lease;

7 “(G) a list, in priority order, of any acquisitions of  
8 lands, interests in lands, or options to buy land for  
9 which authorization is requested for such fiscal year;  
10 and

11 “(H) a list, in priority order, of projects and sites  
12 for which authorization to carry out preliminary engi-  
13 neering and design is requested for such fiscal year.

14 “(2)(A) Except for a project or lease for which a pro-  
15 spectus must be transmitted to Congress under section 7 of  
16 this Act, no appropriation shall be made for any fiscal year  
17 beginning after September 30, 1984, by Congress or obligat-  
18 ed by the Administrator to carry out the purposes of this Act  
19 (including, but not limited to, real property management and  
20 related activities) unless such appropriation has been author-  
21 ized by a statute enacted after the date of enactment of the  
22 Public Buildings Act Amendments of 1983.

23 “(B) In order to carry out the purposes of subparagraph  
24 (A), and in accordance with the Budget Control Act of 1974,  
25 the Committee on Environment and Public Works of the

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1 Senate, and the Committee on Public Works and Transporta-  
2 tion of the House of Representatives shall report to the  
3 Senate and the House of Representatives, respectively, by  
4 May 15 of each year, a bill authorizing appropriations for  
5 carrying out the purposes of this Act (including, but not limit-  
6 ed to, real property management and related activities) for  
7 the fiscal year beginning on October 1 of such year. After the  
8 date such a bill is reported to the Senate each year, it shall  
9 be in order in the Senate to consider an amendment to such  
10 bill proposing a project or lease for which a prospectus must  
11 be transmitted to Congress under section 7 of this Act, only if  
12 such amendment has first been approved by a resolution  
13 adopted by the Committee on Environment and Public  
14 Works of the Senate.

15       “(C) For purposes of section 7 of this Act, a project or  
16 lease for which the Administrator has transmitted to Con-  
17 gress a prospectus under section 7 of this Act or a survey  
18 under subsection (f) of this section shall be deemed to have  
19 been approved by resolution adopted by the Committee on  
20 Environment and Public Works of the Senate or the Commit-  
21 tee on Public Works and Transportation of the House of  
22 Representatives if such Committee reports a bill authorizing  
23 such project or lease.

24       “(D) It shall not be in order in the House of Repre-  
25 sentatives to consider any bill containing any annual authori-

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1 zation required by subparagraph (A) of this paragraph which  
2 also contains any provision authorizing or approving a pro-  
3 ject, or entry into or renewal of a lease, for which a prospec-  
4 tus must be transmitted to Congress under section 7 of this  
5 Act.

6 “(3)(A) If a prospectus for a project to be carried out, or  
7 a lease to be entered into or renewed, in any fiscal year must  
8 be transmitted to Congress under section 7 of this Act, the  
9 Administrator, whenever possible, shall transmit such pro-  
10 spectus to Congress together with the annual program for  
11 such fiscal year.

12 “(B) The Administrator shall not transmit, after April  
13 15 of any calendar year beginning after the date of enactment  
14 of the Public Buildings Act Amendments of 1983, to Con-  
15 gress any prospectus for any project or lease not listed in the  
16 annual program for the first fiscal year beginning after such  
17 April 15, except a prospectus for a project of lease resulting  
18 from circumstances unforeseeable at the time the program  
19 was submitted or resulting from a request under section 11(f)  
20 of this Act.

21 “(c) The Administrator shall keep the Congress fully  
22 and currently informed of policies and activities of the Gener-  
23 al Services Administration within the purview of this Act. In  
24 addition, he shall make available to the Committee on Envi-  
25 ronment and Public Works of the Senate and the Committee

1 on Public Works and Transportation of the House of Repre-  
2 sentatives on request, and in such manner as may be neces-  
3 sary to safeguard individual rights or the conduct of criminal  
4 investigations, any document, material, information, or report  
5 under his jurisdiction.

6 “(d) The Administrator shall collect and maintain such  
7 information as may be necessary to keep the Congress fully  
8 and currently informed of the administration of this Act  
9 through the Public Buildings Service and to manage activi-  
10 ties required under the provisions of this Act. Within one  
11 year after the date of enactment of the Public Buildings Act  
12 Amendments of 1983, the Administrator shall assure that in-  
13 formation is available on—

14 “(1) for each public or leased building—

15 “(A) the amount of vacant space;

16 “(B) the amount of space leased under sec-  
17 tion 102 of the Public Buildings Cooperative Use  
18 Act of 1976;

19 “(C) building operations costs;

20 “(D) income derived for the Federal Build-  
21 ings Fund;

22 “(E) needed repairs and renovation;

23 “(F) energy consumed;

24 “(G) whether it is fully accessible to handi-  
25 capped persons;



1           “(H) the percent of the building leased by  
2           the Federal Government;

3           “(I) the total amount of funds that have been  
4           expended in improvements or alterations to each  
5           leased building; and

6           “(J) the term of any leases in effect and their  
7           expiration dates; and

8           “(2) the space utilization rate for each Federal  
9           agency.

10          “(e) Within sixty days of the date that any lease ap-  
11       proved under section 7 of this Act has been formally entered  
12       into, the Administrator shall report to the Committee on En-  
13       vironment and Public Works of the Senate and the Commit-  
14       tee on Public Works and Transportation of the House of  
15       Representatives the essential elements of such lease.”.

16          (c) Subsection (f) of section 11 of the Public Buildings  
17       Act of 1959 (as redesignated by subsection (b) of this section)  
18       is amended (1) by striking out “and the Postmaster General  
19       are” and inserting in lieu thereof “is”, and (2) by striking out  
20       “Committee on Public Works of the Senate or the Commit-  
21       tee on Public Works of the House of Representatives” and  
22       inserting in lieu thereof “Committee on Environment and  
23       Public Works of the Senate or the Committee on Public  
24       Works and Transportation of the House of Representatives”.

1 (d) Section 7(a) of the Public Buildings Act of 1959 (40  
2 U.S.C. 606(a)) is amended by inserting “, subject to section  
3 11 of this Act,” after “the Administrator shall”.

4 (e) Section 12(a) of the Public Buildings Act of 1959 (40  
5 U.S.C. 611(a)) is amended by inserting “, subject to section  
6 11 of this Act,” before “to submit”.

7 (f) Section 210(f)(2) of the Federal Property and Admin-  
8 istrative Services Act of 1949, as amended (40 U.S.C.  
9 490(f)(2)), is amended by striking out “Moneys” and inserting  
10 in lieu thereof “Subject to annual authorization required by  
11 section 11(b) of the Public Buildings Act of 1959, moneys”.

12 (g) The amendment made by subsection (a) of this sec-  
13 tion shall apply to reports submitted to Congress after Janu-  
14 ary 31, 1984.

15 SEC. 5. The Administrator of General Services may,  
16 when he deems it appropriate, waive the application of the  
17 15 per centum limitation contained in section 322 of the Act  
18 entitled “An Act making appropriations for the legislative  
19 branch of the Government for the fiscal year ending June 30,  
20 1933, and for other purposes” (47 Stat. 412; 40 U.S.C.  
21 278a), approved June 30, 1932, to any lease entered into by  
22 the Administrator of General Services after the date of enact-  
23 ment of this Act.

24 SEC. 6. (a) Section 102(a)(2) of the Public Buildings Co-  
25 operative Use Act of 1976 (90 Stat. 2505) is amended by

1 striking out the semicolon at the end thereof and inserting in  
2 lieu thereof the following: “, except that at no time shall  
3 more than 10 per centum of the space in any public building  
4 be used for such facilities and activities;”.

5 (b) Section 102 of the Public Buildings Cooperative Use  
6 Act of 1976 is amended by adding at the end thereof the  
7 following new subsection:

8 “(c) The Administrator may waive the 10 per centum  
9 limitation on the use of public buildings set forth in subsection  
10 (a)(2) of this section in accordance with the provisions of this  
11 subsection. If the Administrator determines that it is in the  
12 public interest to waive such 10 per centum limitation with  
13 respect to any public building, the Administrator must submit  
14 a copy of such proposed waiver to the Committee on Envi-  
15 ronment and Public Works of the Senate and the Committee  
16 on Public Works and Transportation of the House of Repre-  
17 sentatives at least thirty days before such waiver is proposed  
18 to be made. Such waiver shall not be made if either such  
19 committee disapproves such waiver during the thirty-day  
20 period beginning on the date on which such waiver is submit-  
21 ted to such committees.”.

22 SEC. 7. Section 410 of the Public Buildings Act of 1949  
23 (40 U.S.C. 298d) is amended by adding at the end thereof the  
24 following new sentence: “Notwithstanding any other provi-  
25 sion of this Act or of any other law, the Administrator of

1 General Services shall not, after the date of enactment of this  
2 sentence, name or otherwise designate any building under the  
3 custody and control of the General Services Administration  
4 for any individual, living or dead.”.

5 SEC. 8. (a) Section 10(c) of the Public Buildings Act of  
6 1959 (40 U.S.C. 609(c)) is amended by inserting “or alter-  
7 ation” after “construction” each place it appears in such sec-  
8 tion.

9 (b) Section 12 of the Public Buildings Act of 1959 (40  
10 U.S.C. 611) is amended by striking out subsection (c) and  
11 redesignating subsections (d) and (e), and any references  
12 thereto, as subsections (c) and (d), respectively.

13 SEC. 9. The Public Buildings Act of 1959 is further  
14 amended by adding at the end thereof the following new sec-  
15 tions:

16 “SEC. 19. Subject to annual authorization required by  
17 section 11(b) of this Act, the Administrator is authorized to  
18 make emergency repairs to any public building. Whenever  
19 such an emergency repair is made the Administrator shall  
20 promptly notify the Committee on Environment and Public  
21 Works of the Senate and the Committee on Public Works  
22 and Transportation of the House of Representatives of the  
23 repair and the cost of the repair.

24 “SEC. 20. (a) The Administrator shall carry out the  
25 functions to construct, acquire, alter, lease, and assign and

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1 reassign space in, buildings and sites to meet the public build-  
2 ings requirements of the United States, through the Public  
3 Buildings Service established in subsection (b) of this section.

4       “(b) There is hereby established in the General Services  
5 Administration a Public Buildings Service. The head of the  
6 Public Buildings Service shall be the Commissioner of Public  
7 Buildings who shall be appointed by the President, by and  
8 with the advice and consent of the Senate. The Commission-  
9 er of Public Buildings shall be compensated at the rate pay-  
10 able for level IV of the Executive Schedule (5 U.S.C. 5332).

11       “(c) There shall be within the Public Buildings Service  
12 a supervising architect appointed by the Administrator and  
13 compensated at a rate not to exceed the rate payable for level  
14 V of the Executive Schedule (5 U.S.C. 5332). The supervis-  
15 ing architect must be a licensed architect and shall supervise  
16 all design activities of the Public Buildings Service and shall  
17 perform such other duties as the Commissioner of Public  
18 Buildings shall designate.

19       “SEC. 21. Any dollar amount which is required to be  
20 adjusted under this section, shall be adjusted by the Adminis-  
21 trator annually to reflect the percentage increase or decrease  
22 in construction costs during the preceding calendar year, as  
23 determined by the composite index of construction costs of  
24 the Department of Commerce.

1       “SEC. 22. (a) Notwithstanding the provisions of section  
2 210(h)(1) of the Federal Property and Administrative Service  
3 Act of 1949, the Administrator shall not make any agree-  
4 ment or undertake any commitment that will cause the con-  
5 struction of any building other than a building which will be  
6 publicly owned by the United States until the Administrator  
7 shall have by regulation established detailed specification re-  
8 quirements for any building which is to be constructed for  
9 lease to and predominant use by the United States.

10       “(b) The Administrator may only procure the construc-  
11 tion of any building which is being constructed for lease to  
12 and predominant use by the United States by publicly solicit-  
13 ing competitive bids.

14       “(c) The Administrator shall inspect every building to be  
15 constructed for lease to and predominant use by the United  
16 States during the construction of such building in order to  
17 determine that the specifications established for such building  
18 are complied with.

19       “(d) Upon completion of a building constructed for lease  
20 to and predominant use by the United States, the Adminis-  
21 trator shall evaluate such building for the purpose of deter-  
22 mining the extent, if any, of failure to comply with the speci-  
23 fications referred to in this section. The Administrator shall  
24 insure that any contract entered into for such a building shall  
25 contain provisions permitting the reduction of rent during any

1 period when such building is not in compliance with the  
2 specifications.

3       “SEC. 23. In the design, construction, acquisition, ren-  
4 ovation, and management of public buildings, the Administra-  
5 tor shall assure that, to the maximum extent possible, such  
6 buildings—

7           “(1) conform to or complement the scale of exist-  
8 ing or planned surrounding buildings;

9           “(2) conserve energy;

10          “(3) provide efficient and productive interiors, in-  
11 cluding public reception areas; and

12          “(4) provide sufficient parking space for Govern-  
13 ment motor vehicles, visitors, and handicapped employ-  
14 ees, and such other parking space for employee vehi-  
15 cles as is consistent with the transportation policy of  
16 the United States.

17       “SEC. 24. Before requesting the relocation of an office  
18 of a Federal agency from one area to another area, the head  
19 of such Federal agency shall consult the Administrator of  
20 General Services concerning such relocation.

21       “SEC. 25. No construction or alteration of a public  
22 building or acquisition of a building shall be commenced by  
23 the Administrator unless an appropriation has first been  
24 made for the estimated cost of completion of such construc-  
25 tion, renovation, or acquisition in the fiscal year for which

1 such appropriation is authorized. No lease for a term in  
2 excess of five years shall be entered into unless an appropri-  
3 ation has first been made for the maximum cost of such lease  
4 over its entire term in the fiscal year for which such an ap-  
5 propriation is authorized.”.

6 SEC. 10. (a) Notwithstanding any other provision of  
7 law, except as provided in subsection (b) of this section, nei-  
8 ther the Administrator of General Services nor any other offi-  
9 cer or employee of the United States shall construct, pur-  
10 chase, lease, or otherwise acquire any space for any depart-  
11 ment, agency, or instrumentality of the United States after  
12 the date of enactment of this Act in the Greater Washington,  
13 District of Columbia, metropolitan area unless the Adminis-  
14 trator shall have first given full consideration to the possibil-  
15 ity of locating such department, agency or instrumentality  
16 outside the Greater Washington, District of Columbia, met-  
17 ropolitan area.

18 (b) Except as otherwise specified by law, the headquar-  
19 ters offices of each department and major independent estab-  
20 lishment in the executive branch shall be located in the  
21 Greater Washington, District of Columbia, metropolitan area  
22 and, if applicable, in conformance with the comprehensive  
23 plan prepared and adopted pursuant to the National Capital  
24 Planning Act of 1952.



1       (c) For purposes of this section, the term "Greater  
2 Washington, District of Columbia, metropolitan area" means  
3 the District of Columbia and the territory adjacent thereto  
4 within a radius of thirty miles from the United States Capitol  
5 Building.

6       SEC. 11. (a) Section 210(j) of the Federal Property and  
7 Administrative Services Act of 1949 (40 U.S.C. 490(j)) is  
8 amended by striking out the second sentence and inserting in  
9 lieu thereof the following new sentence: "Such rates and  
10 charges shall be established for each public building, and for  
11 each building containing space leased by the Administrator  
12 on behalf of the United States, no more frequently than once  
13 each year at a level approximating commercial rates and  
14 charges for space and services of comparable quality, but in  
15 no case less than the anticipated costs of providing space and  
16 services (including amortized construction costs or leasing  
17 costs).".

18       (b) Section 210(f) of the Federal Property Administra-  
19 tive Services Act of 1949 (40 U.S.C. 490(f)) is amended by  
20 striking out paragraph (4) and inserting in lieu thereof the  
21 following new paragraph:

22       "(4) There is authorized to be appropriated to the fund  
23 such sums as may be necessary for the real property manage-  
24 ment and related activities of the Public Building Service.".

1       SEC. 12. Nothing in this Act and the amendments made  
2 by this Act shall be construed to affect the authorities grant-  
3 ed in sections 5, 6, and 8 of the Central Intelligence Agency  
4 Act of 1949 (50 U.S.C. 403f, 403g, and 403j).

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